



666 15 Street SW  
Medicine Hat, Alberta

MLS # A2265341

**\$635,000**



**Division:** South West Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,954 sq.ft.

**Zoning:** I-B

**Heating:** Forced Air

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat, Tar/Gravel

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** 0.69 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call Listed

Exceptional opportunity to purchase a well-maintained commercial property in Medicine Hat. Situated on multiple city lots, this 4,954 sq ft building offers a functional mix of office, storage, and warehouse space to suit a variety of business needs. The office area features 8' ceilings and includes a reception area, private office, staff room, and two washrooms. The shop and warehouse area provides 12' wall height with four 8'x9' overhead doors and two 8'x8' overhead doors for convenient access. The property is serviced with 200-amp power and offers ample exterior space for parking or yard use. Ideal for trades, service, or light industrial operations; ready for immediate ownership and use in a prime Medicine Hat location. Property will be vacated before possession date.